

TEXAS TRANSPORTATION COMMISSION

DENTON County

MINUTE ORDER

Page 1 of 1

DALLAS District

In the City of Roanoke, Denton County, on SH 114, the State of Texas acquired certain land for highway purposes by an instrument recorded in document 93-R0016539, Deed Records of Denton County, Texas.

A portion of the land, which portion is described in Exhibit A, (the tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

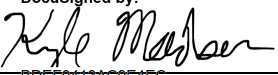
WWC Services, Inc. is an abutting landowner and has requested to purchase the tract for \$197,325.

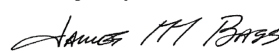
The commission finds \$197,325 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to WWC Services, Inc. for \$197,325; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

Recommended by:

DocuSigned by:

BDEF0413AC9E4EC...
Director, Right of Way Division

DocuSigned by:

A36629BA547D4BD...
Executive Director

115881 Oct 29 2020

Minute	Date
Number	Passed

County: Denton
Highway: State Hwy 114
ROW CSJ: 0353-02-044

March 2020

DESCRIPTION FOR TRACT 1

Being a tract of land in the Jesse Eads Survey, Abstract No. 392, in the City of Roanoke, Denton County, Texas, being a part of Texas Department of Transportation State Highway 114 Right of Way as per Special Warranty Deed DEED Controlled Access Highway Facility recorded in document 93-R0016539 in the Deed Records of Denton County, Texas, (D.R.D.C.T.) and being more particularly described as follows:

COMMENCING at a set Mag nail with shiner for the northwest corner of that tract of land described as Tract I in Special Warranty Deed to WWC Services, Inc., as recorded in Document No. 94-R0081542 in the D.R.D.C.T and being the southwest corner of a 30 foot right-of-way dedication by the plat of the First United Methodist Church of Roanoke-Trophy Club Addition, an addition to the City of Roanoke, Texas as recorded in Cabinet G, Page 209 of the Plat Records of Denton County Texas;

THENCE North 89 degrees 01 minute 09 seconds East, along said Tract I, a distance of 30.09 feet for the POINT OF BEGINNING, having a surface coordinate of North 7,051,656.59, East 2,361,487.45, being on the west right-of-way line of State Highway 114 (variable width right-of-way), from which a 5/8-inch found iron rod with 3-1/4" aluminum cap stamped "STATE DEPT OF HWYS AND PUB TRAN ROW MONUMENT MON NO 4161" (disturbed) bears South 85 degrees 55 minutes 26 seconds East, a distance of 0.30 feet;

- 1) THENCE North 89 degrees 01 minute 09 seconds East, departing said north line, a distance of 48.06 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;
- 2) THENCE South 28 degrees 06 minutes 28 seconds East, a distance of 112.52 feet to a 1/2-inch set iron rod with cap for corner;
- 3) THENCE South 23 degrees 57 minutes 20 seconds East, a distance of 58.80 feet to a 1/2-inch set iron rod with cap for corner;
- 4) THENCE South 17 degrees 50 minutes 03 seconds East, a distance of 441.68 feet to a 1/2-inch set iron rod with cap for corner;
- 5) THENCE South 17 degrees 50 minutes 03 seconds East, a distance of 55.43 feet to a 1/2-inch set iron rod with cap for corner being on said west right of way line;
- 6) THENCE North 23 degrees 54 minutes 14 seconds West, along said west right of way line, a distance of 684.06 feet to the POINT OF BEGINNING Containing 21,925 square feet or 0.5033 acres of land, more or less.

County: Denton
Highway: State Hwy 114
ROW CSJ: 0353-02-044

March 2020

**DESCRIPTION FOR
TRACT 1**

Access is prohibited across the Denial of Access Line to the highway facility from the adjacent property.

A plat accompanies this legal description.

Basis of Bearing is the Texas Coordinate System North Central Zone (4202), North American Datum of 1983 (NAD 83) 2011 adjustment, observed by RTK using the Leica SmartNet Network on 04/02/2018. Distances shown are US Survey feet displayed in surface values, scale factor is 1.000150630.

MARCH 2020

ch402

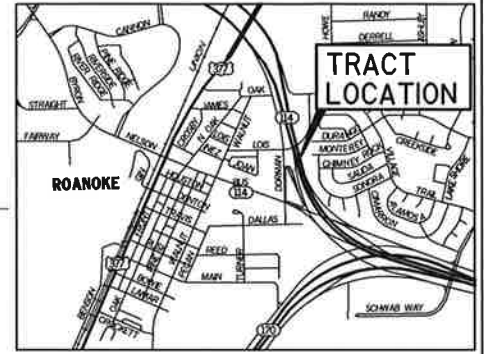
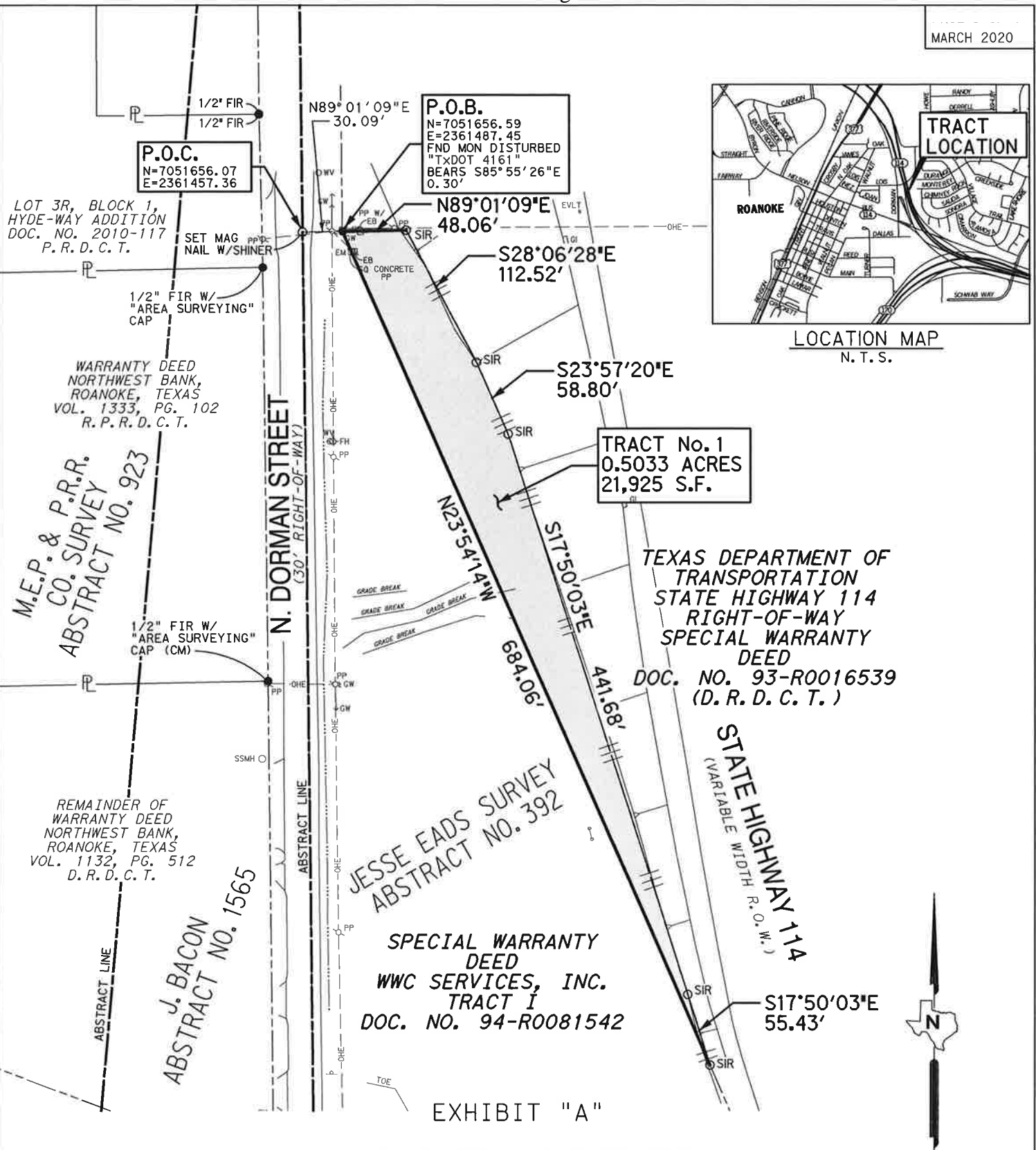
OFFICE:FTW

PROJECT # 38168

TIME:2:09:49 PM

DATE:3/12/2020

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

0 50 100
SCALE: 1"=100'



A PLAT OF A SURVEY FOR
TRACT 1
STATE HIGHWAY 114
A 21,925 S.F., (0.5033 AC.)
TRACT OF LAND IN THE
JESSE EADS SURVEY
ABSTRACT No. 392
CITY OF ROANOKE
DENTON COUNTY, TEXAS

MARCH 2020

LEGEND

● FIR	FOUND IRON ROD
● FND MON	5/8" FOUND IRON ROD WITH 3-1/4" ALUMINUM CAP STAMPED "STATE DEPT OF HWYS AND PUB TRAN ROW MONUMENT"
○ SIR	1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF"
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
	SURPLUS TRACT
	ABSTRACT LINE
	DENIAL OF ACCESS LINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
D.R.D.C.T.	DEED RECORDS DENTON COUNTY TEXAS
R.P.R.D.C.T.	REAL PLAT RECORDS DENTON COUNTY TEXAS

1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, OBSERVED BY RTK USING THE LEICA SMARTNET NETWORK ON 04/02/2018. DISTANCES SHOWN ARE US SURVEY FEET DISPLAYED IN SURFACE VALUES, SCALE FACTOR IS 1.000150630.
2. REFERENCED ON TxDOT MAPSHEET No.5 S.H.114 R.C.S.J. 0353-02-044 DENTON COUNTY, NOV. 1991

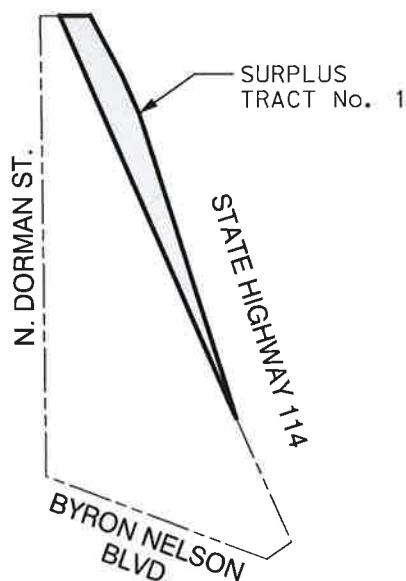


I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION

Douglas A. Calhoun

DOUGLAS A. CALHOUN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5619

3/12/2020
DATE



PARENT TRACT
(N. T. S.)

EXHIBIT "A"

A PLAT OF A SURVEY FOR
TRACT 1
STATE HIGHWAY 114
A 21,925 S.F., (0.5033 AC.)
TRACT OF LAND IN THE
JESSE EADS SURVEY
ABSTRACT No. 392
CITY OF ROANOKE
DENTON COUNTY, TEXAS



SCHEDULE B NOTES:

This tract is affected by the following items listed in Schedule B of Commitment for Title Insurance Policy File Number ATCH20094485, as provided by Alamo Title Insurance, issue date January 26, 2020, effective date February 6, 2020:

1. (10e) Easement to Brazos River Transmission Electric Cooperative, Inc., as recorded in Volume 1414, Page 228 D.R.D.C.T. (blanket in nature):

This tract is not affected by the following items listed in Schedule B of Commitment for Title Insurance Policy File Number ATCH20094485, as provided by Alamo Title Insurance, issue date January 26, 2020, effective date February 6, 2020:

1. (10f) Interest in and to all coal, lignite, oil, gas and other minerals, as recorded in Volume 300, Page 484 D.R.D.C.T.